



Village of Manchester, Vermont

Minutes of a Regular Meeting of the Development Review Board Held on the 11th day of April, 2018

Members Present: Chairman Donald Brodie, Vice Chair Craig Powers, Orland Campbell, Bob Johnston, Renee Waller, Dana McCloskey
Member(s) Absent: Gordon McClellan
Others Present: Kenneth Smith, Orvis, Ken Glasier, Burr and Burton Academy, Peter Campbell, Crooked Ram, Jeff Leggett, Leggett Custom Homes, Eric Scott, Administrative Officer

Chairman Brodie called the meeting to order at 10:00 A.M.

Minutes:

Approve the draft minutes of the March 07 meeting.

Member Campbell moved that the draft minutes of the March 07, 2018, meeting be approved. Member Johnston seconded the motion and it passed unanimously.

Applications:

18-04, Orvis Company, Inc., (Fly Fishing School), 4169 Main St, Sign

Kenneth Smith presented mock ups of new signs for both this application and 18-05. The signs are not greater than the six square feet, the allowed limit in the Sign Regulations. This sign will hang on a new post, identical to the Flagship Store post and will be lighted the same as the current sign. The DAC recommended approving the application. Member Campbell moved to accept the DAC recommendation and approve the application. Member Powers seconded the motion and the members voted unanimously to approve the application.

18-05, Orvis Company, Inc., (Flagship Store), 4200 Main St, Sign

This sign will hang on the existing post and will be lighted the same as the current sign. The DAC recommended approving the application. Member Campbell moved to accept the DAC recommendation and approve the application. Member Powers seconded the motion and the members voted unanimously to approve the application.

18-06, Burr & Burton Academy (Rectory Dorm), 61 Franklin Ave, Alteration

Member Campbell recused himself as he is a long time Burr and Burton Academy Trustee. Ken Glasier presented photos of the current three season porch and elevations of the proposed year around room. Ken stated that the proposed appearance will duplicate the current appearance. Ken described the proposed skirting as white lattice work. . The DAC recommended approving the application. Member Powers moved to accept the DAC recommendation and condition the approval of the application to require that the skirting be solid. Member McCloskey seconded the motion and the members (minus Campbell) voted unanimously to conditionally approve the application.

18-07, 4026 Main Street, LLC (Crooked Ram), 4026 Main St, Addition

Peter Campbell spoke to the members about how important outdoor seating would be to their business plan. Although the business will not increase the number of seats, Peter believes customers want outdoor seating to be available. The business's open hours will not change and no lighting is anticipated. The DAC had concerns about parking, but Peter revised the application, thus eliminated any concerns and the DAC recommended approval of the application. Member Campbell moved to accept the DAC recommendation and approve the application. Member Johnston seconded the motion and the members voted unanimously to approve the application.

18-02, Leggett Custom Homes, Lot 16, Munson Brook Lane, New Construction

Jeff Leggett presented a large number of maps, drawings and elevations. Jeff is proposing a new single story modular house with a full basement on Lot 16 on Munson Brook Lane, off Longview Drive. Most of the lot is located in the Flood Hazard Area (Zone A), however a corner of the lot is outside the Area and according to Jeff is buildable. A discussion occurred regarding the Area, the proposed septic system, setbacks and vinyl siding. Jeff answered each concern and Scott commented that a lot of the homes along Longview had vinyl siding. Jeff reminded the members how isolated the lots are and that Munson Brook Lane is a private road. The DAC recommended approving the application. Member Johnston moved to accept the DAC recommendation and condition the approval of the application to require that the Board receive a copy of the VT DEC *Conditional Use Determination* for the proposed septic system and a landscape plan. Member McCloskey seconded the motion and the members voted unanimously to conditionally approve the application.

18-01, Leggett Custom Homes, Lot 17, Munson Brook Lane, New Construction

Jeff Leggett is proposing a new two story modular house with a full basement on Lot 17 on Munson Brook Lane. This lot is not located in the Flood Hazard Area. Most of the discussion was regarding the orientation of the house, setbacks, and the proposed septic system. The DAC recommended approving the application. Member Campbell moved to accept the DAC recommendation and condition the approval of the application to require that the Board receive a copy of the VT DEC *Conditional Use Determination* for the proposed septic system, a landscape plan and new front and side elevation depicting the proposed porch and deck. Member Powers seconded the motion and the members voted unanimously to conditionally approve the application.

Other Business:

Review possible changes to Village Bylaws, Section 4-DESIGN CONTROL DISTRICTS. Sections 4.4.5-4.8.

Chair Brodie suggested to the members that the Bylaw review be tabled until the next meeting give the hour. Members concurred and Other Business was tabled.

There being no further business to come before the Board, the meeting was adjourned at 10:55 A.M.